



AGENDA MEMORANDUM
Public Hearing & First Reading Ordinance for the City Council Meeting 12/06/2022
Second Reading Ordinance for the City Council Meeting 12/20/2022

DATE: December 6, 2022
TO: Peter Zaroni, City Manager
FROM: Al Raymond, AIA, Director
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Rezoning a property at or near 14909 Granada Drive

CAPTION:

Case No. 1022-02, Mc J's and Associates, LLC. (District 4). Ordinance zoning a property located at or near 14909 Granada Drive from the "RM-AT/IO" Multifamily AT District with the Island Overlay to the "RM-AT/IO/PUD" Multifamily AT District with the Island Overlay and a Planned Unit Development Overlay.

SUMMARY:

The purpose of this rezoning is to allow for a Planned Unit Development (PUD) with multifamily and single-family dwellings.

BACKGROUND AND FINDINGS:

The subject property is 1.5 acres in size. The proposed Planned Unit Development (PUD) is Phase 2 and will be developed into both multifamily family and single-family dwellings. The concept for The Portside Subdivision is for a high-density single-family and multi-family housing groups development. The development will consist of 3 Single Family lots; 16 Residential cottage-style homes, with a 1,400 square footage building maximum size; and 3 multi-family lots consisting of 20 condominium units with a shared common area. The single-family lots will be developed with their own respective driveways. The Cottage style homes will be residential lots fronting a common area and all units sharing a common parking lot. The condominiums will be multifamily dwellings facing a common area and all units will share a common parking lot. The cottage and multi-family lots will have frontage onto a common area lot to be used for pedestrian access, utilities, and amenities. The maximum density of the development will not exceed 20 units per acre.

To the north, south, and west are properties zoned "RM-AT/IO" Multifamily AT District with the Island Overlay. To the east is a property zoned RM-AT/IO/PUD" Multifamily AT District with the Island Overlay and a Planned Unit Development Overlay. After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff proposes approval of the change of zoning.

Conformity to City Policy

The proposed rezoning is consistent with the Future Land Use Map and with many broader elements of the Comprehensive Plan.

Public Input Process

Number of Notices Mailed
73 within a 200-foot notification area
1 outside notification area

As of November 9, 2022:

In Favor	In Opposition
0 inside notification area	0 inside notification area
0 outside notification area	0 outside notification area

Totaling 0.00% of the 200-foot notification area* is in opposition.

*Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each property owner owns converted into a percentage of the total 200-foot notification area. Notified property owner’s land in square feet / Total square footage of all property in the notification area = Percentage of public opposition

ALTERNATIVES:

1. Denial of the rezoning from the “RM-AT/IO” Multifamily AT District with the Island Overlay to the “RM-AT/IO/PUD” Multifamily AT District with the Island Overlay and a Planned Unit Development Overlay.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Planning Commission recommended approval of the change of zoning from the “RM-AT/IO” Multifamily AT District with the Island Overlay to the “RM-AT/IO/PUD” Multifamily AT District with the Island Overlay and a Planned Unit Development Overlay on October 19, 2022.

Vote Count:

For:	7
Opposed:	0
Absent:	2
Abstained:	0

Staff recommends approval of the change of zoning from the “RM-AT/IO” Multifamily AT District with the Island Overlay to the “RM-AT/IO/PUD” Multifamily AT District with the Island Overlay and a Planned Unit Development Overlay.

LIST OF SUPPORTING DOCUMENTS:

- Ordinance
- Presentation - Aerial Map
- Planning Commission Final Report